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

October 19, 2004

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" PROPERTY
SUPERVISORIAL DISTRICT 5-AGREEMENT 2432
(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" property being acquired by the City of Burbank (agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover all back property taxes, penalties and costs on the delinquent parcel 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 each agreement indicates the legal description and selling price of the parcel.

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 out of pocket 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 agreement is with the City of Burbank which intends to utilize this property for open space purposes.

FISCAL IMPACT / FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover all back property taxes, penalties and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2004/2005 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.

A summary of the public agency's purchase is attached. This attachment indicates the affected Supervisorial District and the public 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 agreements 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 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 attached agreement forms, the Department will need all original documents returned for submission to the State Controller.

Respectfully submitted,

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:MD:sr
Bdltr.agreement.10-19-04

Attachments

c: Assessor
Chief Administrative Officer
County Counsel
Auditor-Controller

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

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173 NOV 24 1970

LARRY J. MONTEILH
EXECUTIVE OFFICER

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

Gentlemen:

TAX AGREEMENT SALES

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

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

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

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

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

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

Very truly yours,

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

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

Attachment "B"

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2432

AGENCY

City of Burbank
Public Agency

Selling price of this parcel
shall be $ 4,328.00

Public Agency
intends to utilize
this property
for open space
purposes.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER(S)	MINIMUM BID
5TH	CITY OF BURBANK	2471-036-015	$4,328.00

AGREEMENT NUMBER 2432

CITY OF BURBANK

FIFTH SUPERVISORIAL DISTRICT

CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT
275 East Olive Avenue, P.O. Box 6459, Burbank, California 91510-6459
www.ci.burbank.ca.us

AGREEMENT # 2432
DISTRICT 5

February 20, 2004

RECEIVED
25 FEB 2004

Stan Redins
Los Angeles County Treasurer
And Tax Collector
225 North Hill Street
PO Box 712699
Los Angeles, CA 90071-7699

Re: Proposed Acquisition of the tax-defaulted property, APN 2471-036-015 by the City of Burbank-Chapter 8 Agreement-Non-Objection Letter

Dear Mr. Redins,

The Santa Monica Mountains Conservancy (SMMC) entered into a Chapter 8, agreement, Agreement Number 2145, with the County of Los Angeles to acquire the 2.9 acre tax-defaulted property identified as Assessor's Parcel Number 2471-036-015. City of Burbank adopted resolution 26,400 on January 7, 2003 at the request of the SMMC entitled, " A Resolution of the City of Burbank Approving the Sale Price of the Certain Tax Defaulted Property As Between the Board of Supervisors of Los Angeles County and the Santa Monica Mountains Conservancy" per the requirements of Revenue and Taxation Code Section 3775.

At the time of the adoption of this resolution it was the intent of the SMMC and the City for SMMC to acquire the property for open-space purposes and for the City to acquire title from SMMC to hold the property for open-space purposes. In addition to approving the purchase price, the City also appropriated funds to acquire the site from the SMMC.

The property is surrounded on three-sides by City-owned hillside property currently held for open-space purposes as you can see in the attached aerial photo. The property is also encumbered with a Los Angeles County Flood Control District Debris Basin, and ingress/egress easements in favor of the City of Burbank for access to a City reservoir site.

The City has been informed by SMMC that it intends to retract its offer to purchase the property. In this instance the City of Burbank hereby registers its intention to purchase the property and to enter into any agreements with the County needed to complete this transaction.

The City intends to hold the property as open space consistent with the City property surrounding the parcels, subject to the continued LACFCD debris basin use and the City's ingress/egress use.

Please inform Ruth Davidson-Guerra, Assistant Community Development Director for Housing and Redevelopment, of the process to complete this acquisition so that we can complete the process as soon as possible. She can be reached at this address or by telephone at (818) 238-5180.

Thank you for your assistance and I look forward to completing this transaction.

Sincerely,

Susan M. Georgino

Susan M. Georgino
Community Development Director

Attachments

C:
Ruth Davidson-Guerra, Ass't. CDD for Housing and Redevelopment
Gino Gaudio, Project and Real Estate Manager
Michael Bates, Redevelopment Project Analyst

RESOLUTION NO. 26,400

404

A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK APPROVING THE SALE PRICE OF CERTAIN TAX DEFAULTED PROPERTY AS BETWEEN THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY AND THE SANTA MONICA MOUNTAINS CONSERVANCY.

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. The County Board of Supervisors of Los Angeles intends to convey certain land, approximately 2.9 acres, located at the end of Brace Canyon Road in the hillside area (the "Subject Property") which is a tax-defaulted parcel to the Santa Monica Mountains Conservancy.

B. Prior to a conveyance from the County Board of Supervisors, the California Revenue and Taxation Code Section 3775 requires the governing body of the city in which such property is located to agree with the County Board of Supervisors as to the purchase price, and then that price shall be paid to the county tax collector for distribution.

THE COUNCIL OF THE CITY OF BURBANK RESOLVES:

1. The City Council agrees to the selling price of the Subject Property as follows: the unpaid taxes of Two Thousand Nine Hundred Sixty Five Dollars ($2,965.00) plus fees in an amount not to exceed One Thousand Thirty Five Dollars ($1,035.00), which collectively shall not exceed Four Thousand Dollars ($4,000).

2. The Mayor is authorized to sign the Agreement between the Board of Supervisors of Los Angeles County and the Santa Monica Mountains Conservancy on behalf of the City agreeing to the above sales price of the Subject Property and the City Clerk shall attest his signature.

3. The City Manager is further authorized to take all steps necessary to purchase the Subject Property from the Santa Monica Mountains Conservancy in accordance with Burbank Municipal Code Section 9-501 et seq.

PASSED and ADOPTED this 7th day of January, 2003.

s/David Laurell
David Laurell
Mayor of the City of Burbank

k:\reso\2003\mfr\brace canyon parcel acq
01-02-03

Ref Redev - Bates Finance PW - Jim Villasenor

Attest:

s/Margarita Campos
Margarita Campos, City Clerk

Approved as to Form and Legal Content
Dennis A. Barlow, City Attorney

Mary F Riley
By: Mary F. Riley, Sr. Asst. City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF BURBANK)

I, Margarita Campos, City Clerk of the City of Burbank, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 7th day of January 2003, by the following vote:

AYES: Council Members Golonski, Murphy, Ramos, Vander Borght and Laurell.

NOES: Council Members None.

ABSENT: Council Members None.

s/Margarita Campos
Margarita Campos, City Clerk

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 Subject to Power to Sell Property

Name of Organization: City of Burbank
(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: To include as Open Space

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

APN # 2471-036-015

Authorized Signature: [signature]

Title: Asst City Manager

Date: 6-16-04

Agreement Number: 2432

§§3695, 3695,4, 3695.5 3791, 3891.3 and 3791.4

CHARTER AND CODE

OF

BURBANK, CALIFORNIA

The Charter

And

The General Ordinances of the City

PREFACE

These volumes contain the Charter and Code of the City of Burbank, California. The Code consists of those ordinances of a general and permanent nature. Special ordinances are not included.

The Charter and Code have been updated and reprinted in this new format with an effective date of March 15, 2002.

The user's attention is directed to the alphabetical arrangement of the Code chapters, each of which contains ordinances classified according to subject matter. There is an outline of the contents at the beginning of each chapter. The general index appears at the end of this Code and will serve as an additional aid in locating specific provisions within the Code.

It is anticipated that this format will be easier to use and maintain. If you have any questions or comments, please contact:

Office of the City Clerk
275 E. Olive Avenue
Burbank, CA 91502
(818) 238-5851
Email: cityclerk@ci.burbank.ca.us

CITY PURCHASES, CONTRACTS AND SALES

ARTICLE 1. PURCHASING AND CONTRACTING.

DIVISION 1. GENERAL PROVISIONS.

Sec. 9-101. Definitions.

As used in this article, unless the context otherwise clearly indicates:

(a) "Annual service contracts" or "maintenance agreements" shall mean contracts for routine, recurring, and usual work for the preservation, protection, and keeping of any publicly owned or publicly operated facility for its intended purposes in a safe and continually usable condition for which it has been designed, improved, constructed, altered or repaired. It shall include, but not be limited to, carpentry, electrical, plumbing, glazing, touchup painting, and other craft work designed to preserve the publicly owned or publicly operated facility in a safe, efficient and continuously usable condition for which it was intended, including repairs, cleaning, and other operations on machinery and other equipment permanently attached to the building or realty as fixtures; janitorial or custodial services of a routine, recurring or usual nature; security guards; and, landscape maintenance.

(b) "City Clerk" shall mean the person holding the position of City Clerk of the City or his/her designee.

(c) "City Manager" shall mean the person holding the position of City Manager of the City or his/her designee.

(d) "Director of Community Development" shall mean the person holding the position of Director of Community Development or his/her designee.

(e) "Financial Services Director" shall mean the person holding the position of Financial Services Director or his/her designee.

(f) "Professional Services" shall mean accounting, appraisal, architectural, auditing, engineering, environmental, design, land surveying, construction management, legal, financial planning, medical or planning services or any service which is similarly professional, scientific, expert or technical.

(g) "Public Works Construction" shall mean construction, alteration, or improvement of any public buildings, structures, or streets which will exceed Thirty Thousand Dollars ($30,000.00) using design-bid-build and, when consistent with the objectives of competitive bidding and approved by the City Council, design-build and other project delivery methods appropriate to the type of project. Annual service contracts, maintenance agreements, and contracts for ordinary repair and maintenance (including, but not limited to carpentry, electrical, plumbing, painting, and other craft work designed to preserve the public building in a safe, efficient and continually usable condition for which it was intended) of a public building are excluded from this definition.

(h) "Purchasing Manager" shall mean the person holding the position of Purchasing Manager of the City or any person designated by the Financial Services Director to fulfill the function.

(i) "Services" shall mean but shall not be limited to the erection, repair, replacement, alteration, construction, reconstruction, and improvement of public works, and the rental of equipment, machinery and other personal property. The term shall not include telephone service, gas service, insurance, and professional services.

(j) "Supplies" shall mean all supplies, materials and equipment.

(k) "Using Agency" shall mean any office, department, bureau, commission, board or other agency of the City using supplies, services or professional services.

[Formerly numbered Section 9-1; amended by Ord. No. 3550, eff. 9/9/00; Ord. No. 3478, 3395, 3282, 3058, 2412, 2194.]

§ 9-405. Quick Sale of Unclaimed Property in Danger of Perishing, etc.; Donation to Nonprofit Organization.
§ 9-406. Transfer of Unclaimed Property to the Management Services Department for Sale.
§ 9-407. Sale of Unclaimed Property at Public Auction.
§ 9-408. Publication of Notice of Intention to Sell Unclaimed Property.
§ 9-409. Time and Manner of Sale of Unclaimed Property.
§ 9-410. Disposition of Proceeds from Sale of Unclaimed Property.
§ 9-411. Unclaimed Property Remaining After Sale; Report to City Manager; Disposition.
§ 9-412. Expenses of Sale of Unclaimed Property.

ARTICLE 5. PURCHASE OR LEASE OF REAL PROPERTY FOR CITY PURPOSES.

§ 9-501. Authority of City Manager to Purchase or Lease Real Property for City Purposes.
§ 9-502. Appraisals Required for Purchase or Lease of Real Property for City Purposes.
§ 9-503. Purchases or Leases of Real Property for City Purposes in Excess of Appraisals.
§ 9-504. Property With a Fair Market Value of $10,000 or Less: Authority of City Manager to Purchase or Lease.
§ 9-505. Acceptance of Deeds.

Sec. 9-408. Publication of Notice of Intention to Sell Unclaimed Property.

Before offering any unclaimed property for sale, the Purchasing Division of the Financial Services Department shall publish at least once in a newspaper of general circulation published in the county, a notice of its intention to sell such unclaimed property at public auction to the highest bidder at the time and place therein specified.
[Formerly numbered Section 9-55; amended by Ord. No. 3478, eff. 3/7/98; 3282, 3058, 2198.]

Sec. 9-409. Time and Manner of Sale of Unclaimed Property.

All sales of unclaimed property by the Purchasing Division of the Financial Services Department shall be held not less than five (5) working days after publication of the notice of intention to sell in a newspaper of general circulation published in the county. Items shall be sold at public auction to the highest bidder. Where the particular item offered for sale is one which certain persons are prohibited by law from possessing, using, or consuming, such persons shall not be permitted to participate in the bidding on such items.
[Formerly numbered Section 9-56; amended by Ord. No. 3478, eff. 3/7/98; 3282, 3058, 2198.]

Sec. 9-410. Disposition of Proceeds from Sale of Unclaimed Property.

Proceeds received from the sale of unclaimed property shall be delivered to the City Treasurer for deposit in the appropriate fund, as determined by the Financial Department.
[Formerly numbered Section 9-57; amended by Ord. No. 3478, eff. 3/7/98; 3395, 3282, 3058, 2198.]

Sec. 9-411. Unclaimed Property Remaining After Sale; Report to City Manager; Disposition.

The Purchasing Manager shall report to the City Manager any items remaining unsold after a public auction of such items, and the City Manager shall instruct the Financial Services Director regarding the disposition to be made thereof as the City Manager may see fit in the public interest.
[Formerly numbered Section 9-58; amended by Ord. No. 3478, eff. 3/7/98; 3282, 3058, 2198.]

Sec. 9-412. Expenses of Sale of Unclaimed Property.

The expenses connected with a sale of unclaimed property by the Purchasing Division of the Financial Services Department shall be a proper charge against the funds of the Financial Services Department.
[Formerly numbered Section 9-59; amended by Ord. No. 3478, eff. 3/7/98; 3282, 3058, 2198.]

ARTICLE 5. PURCHASE OR LEASE OF REAL PROPERTY FOR CITY PURPOSES.

Sec. 9-501. Authority of City Manager to Purchase or Lease Real Property for City Purposes.

The City Manager is authorized to negotiate for and to purchase or lease real property for City purposes, subject to the approval of the City Council, and to sign agreements and options, enter into escrow, and execute and deliver any and all other necessary legal instruments required to complete such purchase or lease to the extent funds have been set apart in the budget for the acquisition or lease of such real property; provided, however, that the authority of the City Manager hereunder shall be subject to and conditioned

upon compliance with the remaining sections of this article where applicable. In making any such purchase, he/she may convey City-owned property in trade or exchange for the property to be purchased, when so authorized by the City Council. The provisions of Article 2 of this chapter shall not apply to such exchange unless the property to be exchanged is within the purview of Section 59A of the City Charter. This section shall not apply to purchases or leases of real property with a fair market value of Ten Thousand Dollars ($10,000) or less pursuant to Section 9-504 of this article.
[Formerly numbered Section 9-60; amended by Ord. No. 3331, eff. 3/6/93; 3282, 3273, 3058, 2222.]

Sec. 9-502. Appraisals Required for Purchase or Lease of Real Property for City Purposes.

No real property shall be purchased or leased for City purposes, nor shall any real property owned by the City be exchanged for property to be purchased by the City unless and until the fair market value of the property or properties to be purchased or exchanged or the fair rental value of the property to be leased is first determined by appraisal except as otherwise provided herein. Appraisals may be made by qualified staff appraisers. Real estate appraisers retained to determine the fair market value of real property to be purchased or exchanged or the fair rental value of real property to be leased for City purposes, pursuant to the foregoing, shall be selected jointly by the Community Development Director and the City Attorney solely on the basis of their professional qualifications, experience, personal integrity and good reputation and may be employed only pursuant to written agreement or purchase order. No appraiser shall be paid in whole or in part for his services until his report in writing has been made and filed with the City. Appraisals may be waived by the City Manager in cases involving the acquisition by sale or donation of property with a fair market value of One Thousand Dollars ($1,000) or less.
[Formerly numbered Section 9-61; amended by Ord. No. 3331, eff. 3/6/93; 3282, 3273, 3058, 2222.]

Sec. 9-503. Purchases or Leases of Real Property for City Purposes in Excess of Appraisals.

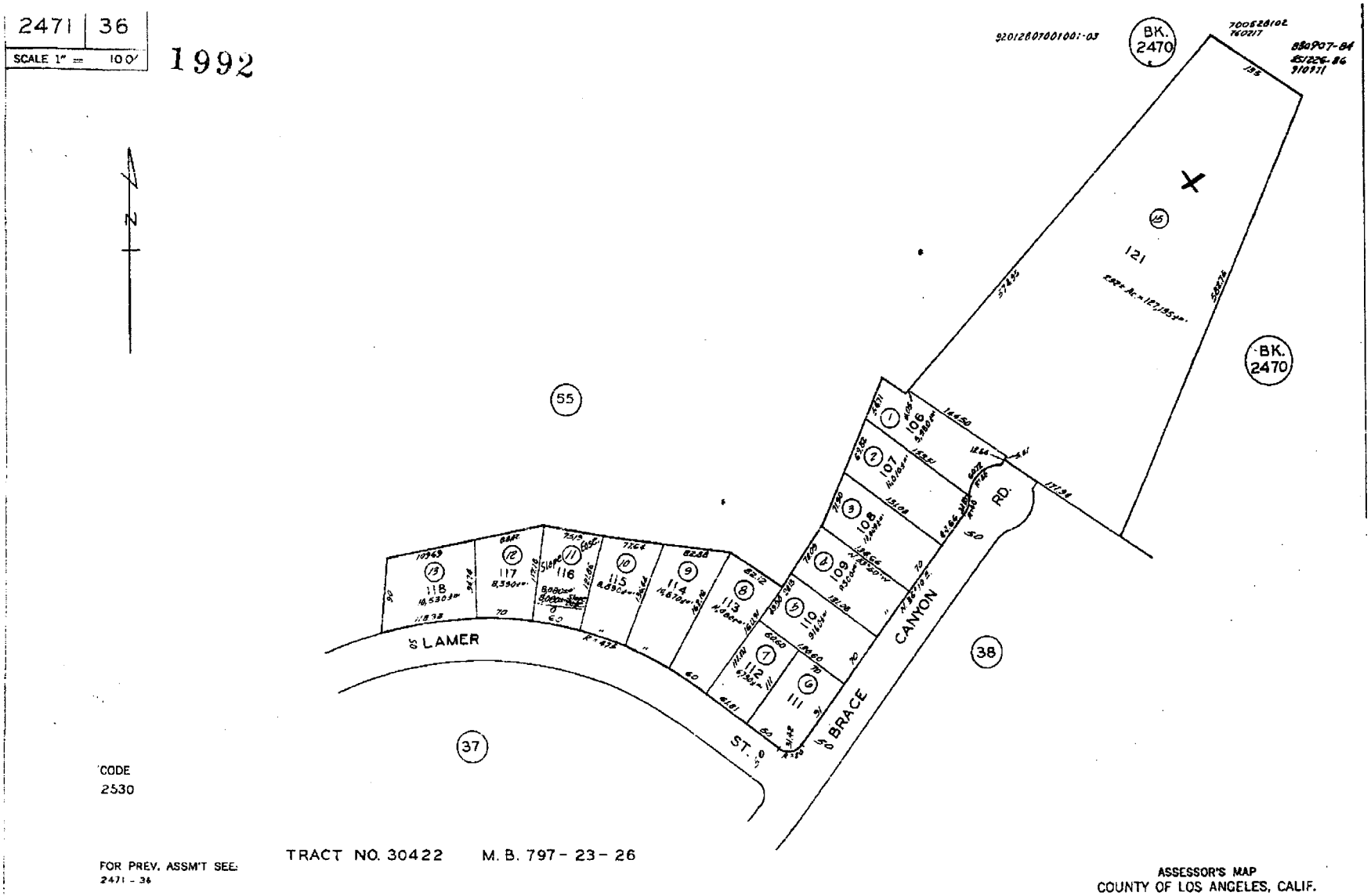
The City Manager shall not purchase or lease any real property for City purposes for an amount in excess of the appraisal of the City Manager or if one or more outside appraisals are obtained pursuant to the provisions of Section 9-502, for an amount in excess of the average of all appraisals obtained including the appraisal of the City Manager, exclusive of real estate commissions, usual escrow charges and cost of policy of title insurance where it is necessary for the City to pay such, without official approval of such excess amount by the Council.
[Formerly numbered Section 9-62; amended by Ord. No. 3282, eff. 3/2/92; 3058, 2222.]

Sec. 9-504. Property With a Fair Market Value of $10,000 or Less: Authority of City Manager to Purchase or Lease.

The City Manager is authorized to negotiate for and to purchase or lease real property with a fair market value of Ten Thousand Dollars ($10,000) or less for City purposes and to sign agreements and options, enter into escrow, and execute and deliver any and all other necessary legal instruments required to complete such purchase or lease to the extent funds have been set apart in the budget for the acquisition or lease of such real property; provided, however, that the authority of the City Manager hereunder shall be subject to and conditioned upon compliance with the remaining sections of this article where applicable. In making any such purchase, he/she may convey such City-owned property in trade or exchange for the property to be purchased, without prior authorization by the City Council. The provisions of Article 2 of this chapter shall not apply to such exchange unless the property to be exchanged is within the purview of Section 59A of the City Charter.
[Added by Ord. No. 3331, eff. 3/6/93.]

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



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

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

OFFICIAL SEAL

Margarita Campos

(seal)

Margarita Campos
Burbank, City Clerk

By _____
Mike Flad, Assist. City Manager

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chairman 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.

OFFICIAL SEAL

ATTEST:

Margarita Campos

(seal)

Margarita Campos, Burbank City Clerk

City of N/A

By _____
City Manager

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 2432

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF BURBANK	1993	2471-036-015	$4,328.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT NO 30422 LOT 121

* 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 BURBANK** ("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 BURBANK

OFFICIAL SEAL

By _____
Mike Flad, Assist. City Manager

(seal)
Margarita Campos, Burbank City Clerk

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman 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.

OFFICIAL SEAL

ATTEST:

City of N/A

By _____
City Manager

(seal)

Margarita Campos, Burbank City Clerk

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 2432

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF AQUISITION
CITY OF BURBANK	1993	2471-036-015	$4,328.00*	OPEN SPACE

LEGAL DESCRIPTION

TRACT NO 30422 LOT 121

* 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.