COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

November 8, 2005

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

Dear Supervisors:

AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5 - AGREEMENTS 2447 AND 2483

(3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

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

PURPOSE OF RECOMMENDED ACTION

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

Upon approval, the enclosed agreements and copies are to be signed by the Chair 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 these agreements 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 agreements are with the Lancaster Redevelopment Agency, which intends to utilize these properties for redevelopment, job creation, right of way, park site and drainage easement 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 2005/2006 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial Districts and the public use for which the properties

are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements 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.

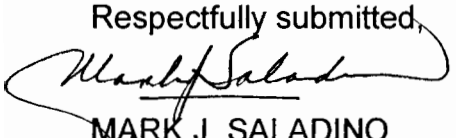
IMPACT ON CURRENT SERVICES (OR PROJECTS)

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:lpg
X:Lancaster Redevelopment 2447 & 2483

Attachments

c: Assessor
Auditor-Controller
Chief Administrative Officer
County Counsel

ATTACHMENT "A"

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

HAROLD J. GATLY
TAX COLLECTOR

November 17, 1970

W. T. KIRWEL
CHIEF DEPUTY

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173 NOV 24 1970

LARRY J. MONTANA
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 6 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 2447

AGENCY

Lancaster Redevelopment Agency
Public Agency

Selling price of these parcels
shall be $629,869.00

Public Agency intends to utilize these
properties for redevelopment, job
creation, right of way and park site
purposes.

SUPERVISORIAL DISTRICT	LOCATIONS	PARCEL NUMBERS	MINIMUM BID
5th	CITY OF LANCASTER	3126-018-032	$ 29,826.00
5th	CITY OF LANCASTER	3126-031-043	$191,404.00
5th	CITY OF LANCASTER	3150-023-054	$408,639.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2483

AGENCY

Lancaster Redevelopment Agency
Public Agency

Selling price of these parcels
shall be $73,812.00

Public Agency intends to utilize these
properties for redevelopment.

SUPERVISORIAL DISTRICT	LOCATIONS	PARCEL NUMBERS	MINIMUM BID
5th	CITY OF LANCASTER	3105-007-004	$ 9,459.00
5th	CITY OF LANCASTER	3123-002-046	$ 1,467.00
5th	CITY OF LANCASTER	3130-032-023	$ 3,411.00
5th	CITY OF LANCASTER	3137-012-043	$23,995.00
5th	CITY OF LANCASTER	3137-012-048	$12,932.00
5th	CITY OF LANCASTER	3137-012-050	$22,548.00

AGREEMENT NUMBER 2447

LANCASTER REDEVELOPMENT AGENCY

FIFTH SUPERVISORIAL DISTRICT

4

RECEIVED

JUN 28 2004

JOHN MCKINNEY
SECURED PROPERTY TAX DIVISION

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461
PH: 661-723-6000 FAX: 661-723-6210 www.econdev.cityoflancasterca.org

June 24, 2004

Via Fed Ex USA

Frank C. Roberts
Chairman

Bishop Henry W. Hearns
Vice Chairman

Jim Jeffra
Director

Ed Sileo
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

Ms. Donna J. Doss
Asst. Treasurer and Tax Collector
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

DISTRICT AGREEMENT
5 . . . 2447

Dear Ms. Doss:

We are in receipt of your letter dated May 25, 2004, regarding properties within the County which are tax defaulted and have been deemed subject to power to sell and which will be offered for sale at auction on August 2 and 3, 2004.

We have determined that some of the parcels on the list enclosed with your letter will be needed for public purposes within the City of Lancaster (the 'City'). Specifically, the parcels identified on the attached spreadsheet will be needed for redevelopment, park site acquisition and right-of-way acquisition. This letter therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.

The properties identified on the attached list for acquisition by the Redevelopment Agency have been identified by project area. We are additionally requesting that you create a separate contract for property acquisition for the City of Lancaster. This list includes parcels that are not within Redevelopment Project Areas, but are still within the boundaries of the City of Lancaster.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency and the City of Lancaster would be interested and the purposes thereof. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement please make the Agreement with the Lancaster Redevelopment Agency and a separate agreement with the City of Lancaster. Our attorney has instructed us to follow this course of action.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation as it will help us to proactively plan our cash flow.

Please do not to hesitate to contact me at (661) 723-6128, or Vern Lawson, the staff member assigned to this project, at (661) 723-6108, if you have any questions or need additional information.

Sincerely

MARK V. BOZIGIAN
Redevelopment Director

Enclosure

RECEIVED 6/28

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: Lancaster Redevelopment Agency
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

- ☐ Purchase by tax agency/revenue district to preserve its lien
- ☒ Purchase by tax agency/revenue district to use parcel(s) for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

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

- ☐ Purchase by taxing agency for public purpose
- ☐ Purchase by State, county, revenue district or redevelopment agency 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 document (e.g. Exhibit A) and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: see attached list
3. State the purpose and intended use for *each* parcel: see attached list

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorizing Signature	Title	Date
	Redevelopment Director	

AGREEMENT # 2447

X:Forms:SCO 8-16

Lancaster Redevelopment Agency
Tax Defaulted Parcels
June 24, 2004

	No.	Assessor Parcel Number	Price	Cross Street	Size	Public Purpose	Project Area
5	1.	~~3119-019-030~~	~~$15,397~~	~~15th St. West & Avenue H~~	18.64 acres	TS-2 ok. ~~Drainage basin~~	~~No.6~~
5	2.	~~3122-006-015~~	~~$1,001~~	~~16th St. West & Lancaster Bl.~~	19,950 s.f.	Redev. TS-1 ~~Residential~~	~~No.6~~
5	3.	3126-018-032	$25,020	4th St. East & Avenue L-12	1.89 acres	Right of way 3rd Street East	No.5
5	4.	3126-031-043	$161,210	Avenue K-4 & Sahuayo	1.90 acres	Redev Job Creation	Fox Field
5	5.	3150-023-054	$343,025	25th St. East & Avenue I	19.50 acres	Right of way Avenue I, park site	No. 6
R5	6.	~~3153-022-012~~	~~$8,012~~	~~35th St. West and Avenue J-5~~	1.30 acres	~~Right of way~~ Avenue J-4	No. 6

Notes to "Public Purpose" Column

1. This property is proposed for acquisition in lieu of the current eastment. Ownership of this parcel will provide more flexibility for maintenance.

2. This parcel is needed to redevelop an older residential section in our downtown core. The area is currently charterized by housing that is blighted and a residential area lacks basic public infrastructure.

3. This parcel acquisition is necessary to acquire the right-of-way for 3rd Street East.

4. This parcel is in the Lancaster Business Park. This acquisition is necessary for redevelopment and job creation. If grant funding is available, this parcel may be utilized to expand the Incubator Program.

5. This acquisition is necessary for two public purposes. Acquisition will allow us to expand a park site. We also need to acquire right-of-way for Avenue I and for Kettering Street.

6. This acquisition is necessary to acquire the right-of-way for Avenue J-4.

RESOLUTION NO. 34 - 04

RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Community Redevelopment Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY, THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The Agency hereby declares that the property is being acquired for purposes of redevelopment, park sites, and for acquisition of street right-of-way.

PASSED, APPROVED, and ADOPTED this 28th day of September, 2004, by the following vote:

AYES: Agency Directors: Jeffra, Sileo, Visokey, Vice-Chairman Hearns, Chairman Roberts

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

Geri K Bryan

GERI K. BRYAN, CMC
Agency Secretary
Lancaster Redevelopment Agency

APPROVED:

Frank C Roberts

FRANK C. ROBERTS
Chairman
Lancaster Redevelopment Agency

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
REDEVELOPMENT AGENCY

I, Shirley Mahoney, Assistant City Clerk Lancaster Redevelopment Agency, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 34-04, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT AGENCY, on this 29th day of September, 2004.

Shirley Mahoney

(seal)

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6000 FAX: 661-723-6210 www.econdev.cityoflancasterca.org

Frank C. Roberts
Chairman

Bishop Henry W. Hearns
Vice Chairman

Jim Jeffra
Director

Ed Sileo
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

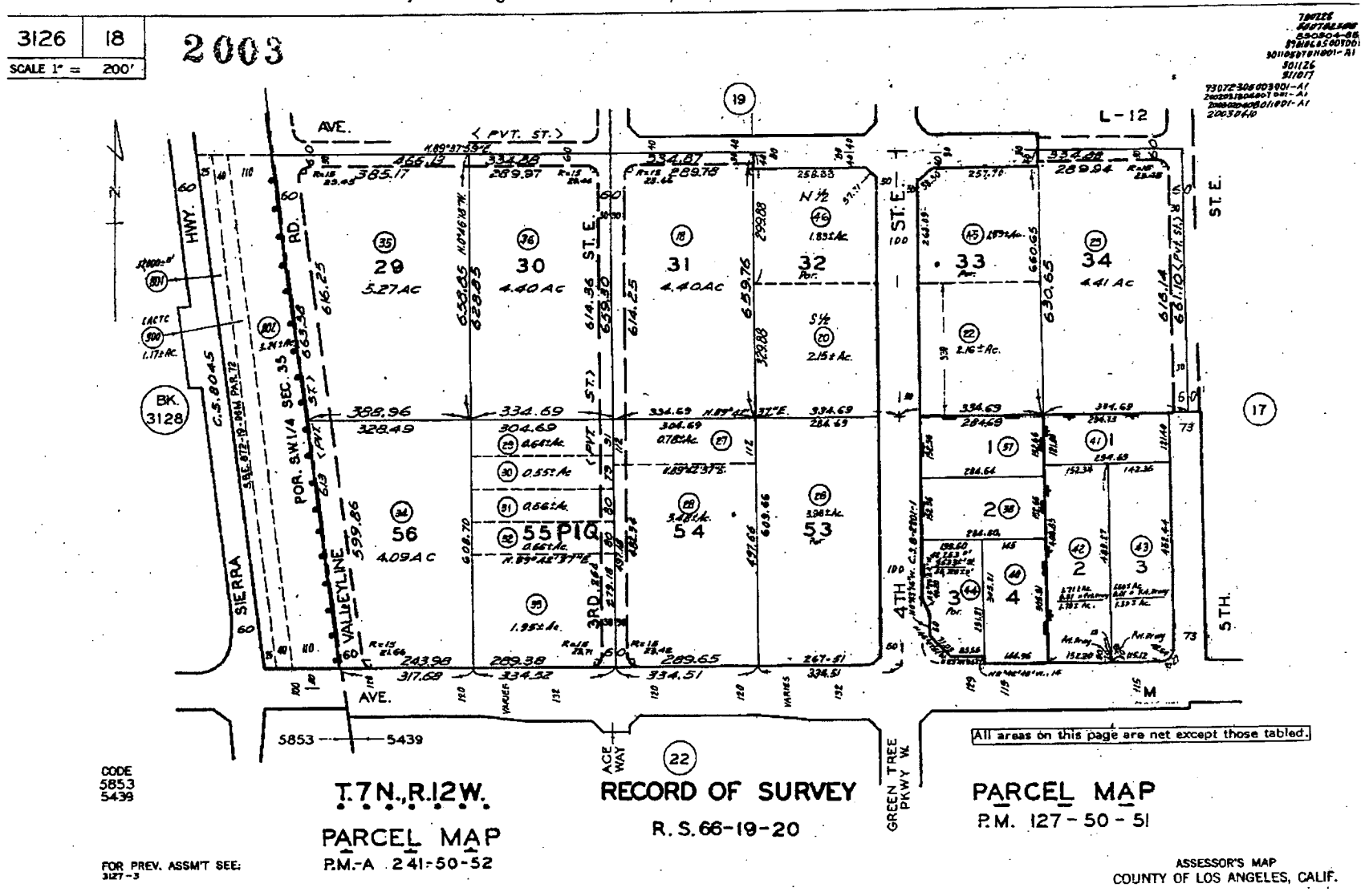
Lancaster Redevelopment Agency
Mission Statement

To attract new businesses and help existing enterprises as well as enhance the quality of life for Lancaster citizens by the development and retention of jobs, sponsorship of socially responsive programs, and creation of affordable housing in blight-free, safe neighborhoods.

Lancaster Redevelopment Agency
Redevelopment Programs

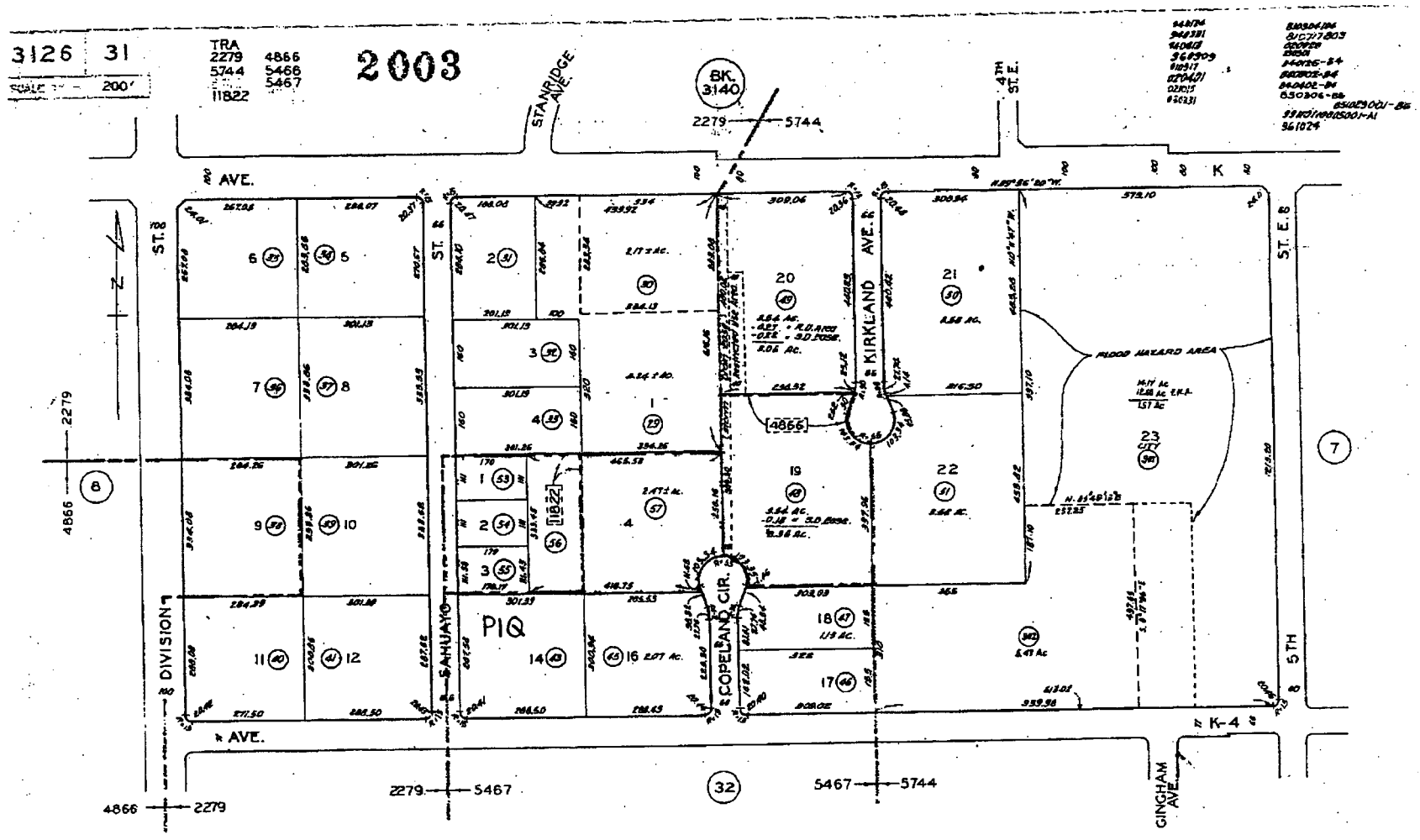
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



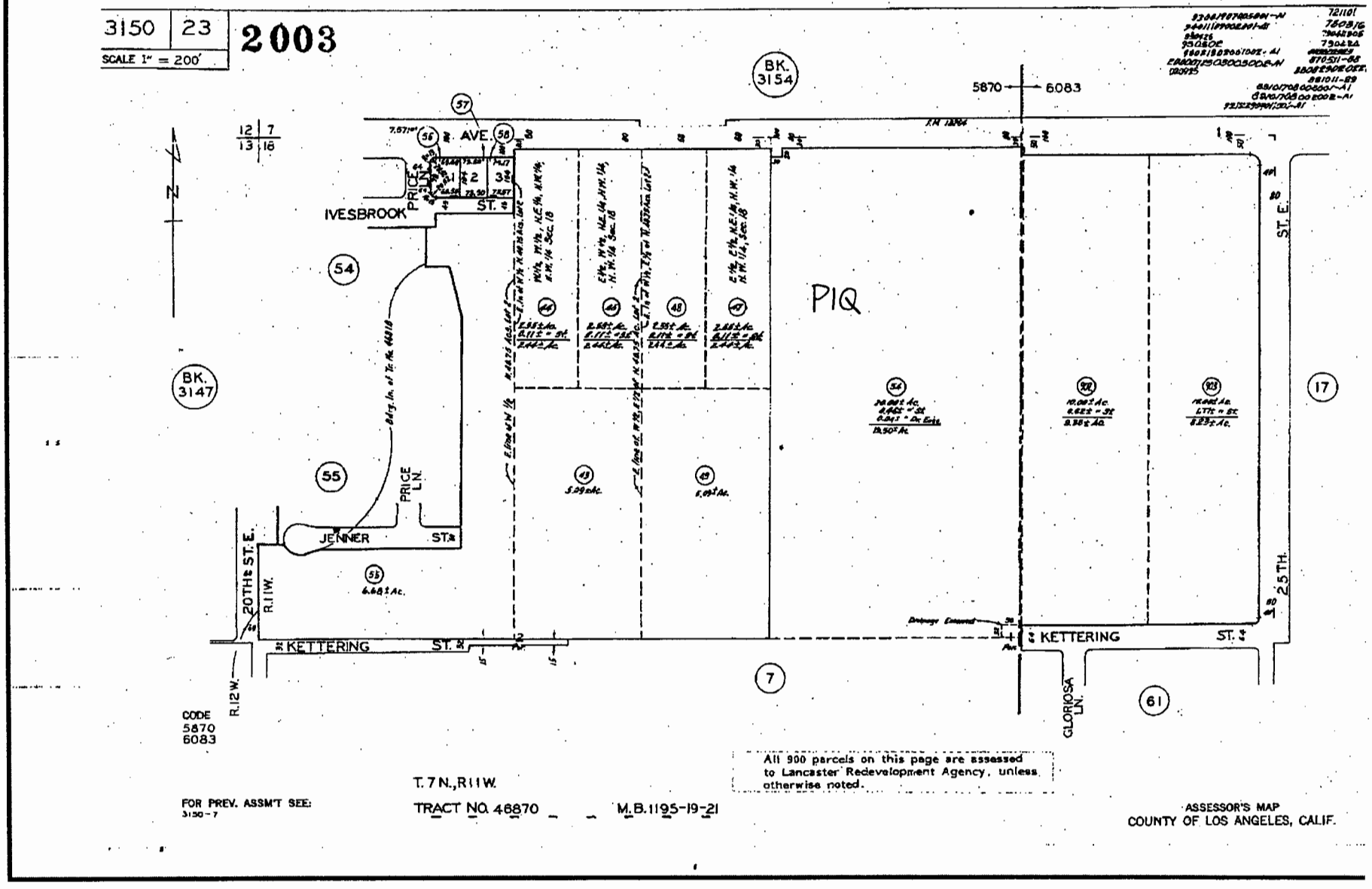
View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



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 **LANCASTER REDEVELOPMENT AGENCY** ("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:

OFFICE OF THE 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

AGREEMENT NUMBER 2447

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

ATTEST:
LANCASTER REDEVELOPMENT AGENCY

Geri K. Bryan
City Clerk

(seal)

By_____
Acting City Manager

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chair of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By_____
Mayor

(seal)

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

Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

AGREEMENT NUMBER 2447

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2447

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LANCASTER	1990	3126-018-032	$29,826.00*	RIGHT OF WAY

LEGAL DESCRIPTION

RECORD OF SURVEY AS PER BK 66 PG 19-20 OF R S S 80 FT OF N 330 FT MEASURED ON E LINE OF LOT 55

CITY OF LANCASTER	1990	3126-031-043	$191,404.00*	REDEVELOPMENT AND JOB CREATION

LEGAL DESCRIPTION

*TR=32548 LOT 14

CITY OF LANCASTER	1990	3150-023-054	$408,639.00*	RIGHT OF WAY AND PARK SITE

LEGAL DESCRIPTION

W 1/2 OF N 1/2 EX OF ST OF LOT 1 IN NW 1/4 OF SEC 18 T7N R11W

* 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 **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

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

It is mutually agreed as follows:

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

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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:

OFFICE OF THE COUNTY COUNSEL

By_____
Principal Deputy County Counsel

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0§§3791, 3791.3 3793 R&T Code

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

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ATTEST:
LANCASTER REDEVELOPMENT AGENCY

Geri K. Bryan
City Clerk

(seal)

By_____
Acting City Manager

ATTEST:

By_____
Clerk of the Board of Supervisors

Board of Supervisors
Los Angeles County

By_____
Chair of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By_____
Mayor

(seal)

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

Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2447

EXHIBIT "A"

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CITY OF LANCASTER	1990	3126-018-032	$29,826.00*	RIGHT OF WAY

LEGAL DESCRIPTION

RECORD OF SURVEY AS PER BK 66 PG 19-20 OF R S S 80 FT OF N 330 FT MEASURED ON E LINE OF LOT 55

CITY OF LANCASTER	1990	3126-031-043	$191,404.00*	REDEVELOPMENT AND JOB CREATION

LEGAL DESCRIPTION

*TR=32548 LOT 14

CITY OF LANCASTER	1990	3150-023-054	$408,639.00*	RIGHT OF WAY AND PARK SITE

LEGAL DESCRIPTION

W 1/2 OF N 1/2 EX OF ST OF LOT 1 IN NW 1/4 OF SEC 18 T7N R11W

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AGREEMENT NUMBER 2483

LANCASTER REDEVELOPMENT AGENCY

FIFTH SUPERVISORIAL DISTRICT

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6000 FAX: 661-723-6210 www.econdev.cityoflancasterca.org

DISTRICT #5 . . . AGREEMENT # 2483

December 8, 2004

Via Fed Ex USA

RECEIVED

DEC 10 2004

JOHN MCKINNEY
SECURED PROPERTY TAX DIVISION

Frank C. Roberts
Chairman

Bishop Henry W. Hearns
Vice Chairman

Jim Jeffra
Director

Ed Sileo
Director

Andrew D. Visokey
Director

Ms. Donna J. Doss
Asst. Treasurer and Tax Collector
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

Dear Ms. Doss:

We are in receipt of your letter dated November 12, 2004, regarding properties within the County which are tax defaulted and have been deemed subject to power to sell and which will be offered for sale at auction on February 14 and 15, 2005.

We have determined that some of the parcels on the list enclosed with your letter will be needed for public purposes within project areas of the Lancaster Redevelopment Agency. Specifically, the parcels identified on the attached spreadsheet will be needed for redevelopment, drainage easements and right-of-way acquisition. This letter therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.

The properties identified on the attached list for acquisition by the Redevelopment Agency have been identified by project area. We are additionally requesting that you create a separate contract for property acquisition for the City of Lancaster and we are sending a separate objection letter on City letterhead as you have requested previously. This list includes parcels that are not within Redevelopment Project Areas, but are still within the boundaries of the City of Lancaster.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency and the City of Lancaster would be interested in acquiring and the purposes thereof. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement, please make one Agreement with the Lancaster Redevelopment Agency and a separate agreement with the City of Lancaster. Our attorney has instructed us to follow this course of action.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation as it will help us to proactively plan our cash flow.

Please do not to hesitate to contact me at (661) 723-6128, or Vern Lawson, the staff member assigned to this project, at (661) 723-6108, if you have any questions or need additional information.

Sincerely

MARK V. BOZIGIAN
Redevelopment Director

Enclosure

received
12-13-04
S. Ledesma

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: Lancaster Redevelopment Agency

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

☐ Purchase by tax agency/revenue district to preserve its lien

☒ Purchase by tax agency/revenue district to use parcel(s) for public purpose

☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

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

☐ Purchase by taxing agency for public purpose

☐ Purchase by State, county, revenue district or redevelopment agency 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 document (e.g. Exhibit A) and attach accordingly:

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

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

3. State the purpose and intended use for *each* parcel: see attached list

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorizing Signature	Title	Date
	Redevelopment Director	

AGREEMENT # 2483

X:Forms:SCO 8-16

Tax Defaulted Parcels – Lancaster Redevelopment Agency
April 27, 2005

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1.	3105-007-004	$7,622	Ave. G-12 & 50th St. W	1.78 acres	1- Redevelopment/ Fox Field	No. 6
2.	3123-002-046	$1,231	Ave. J-8 & 15th St. W	1 acre	2- Drainage easement	Amargosa, No. 7
3.	3130-032-023	$2,782	Ave. J-8 and Division	.68 acres	3 - Redevelopment/ Yucca Right-of-way	No. 5
4.	3137-012-043	$16,730	Ave. H-6 and Division	1.11 acres	4- Redevelopment/ North Valley Industrial Center	No. 5
5.	3137-012-048	$9,134	Ave. H-6 and Trevor	½ acre	4- Redevelopment/ North Valley Industrial Center	No. 5
6.	~~3137-012-049~~	~~$16,273~~	~~Ave. H-6 and Trevor~~	~~1.08 acres~~	4- Redevelopment/ North Valley Industrial Center	No. 5 R
7.	3137-012-050	$15,732	Ave. H-6 and Trevor	1.04 acres	4- Redevelopment/ North Valley Industrial Center	No. 5

"Public Purpose" Key

1. The Fox Field Industrial area is an area that the Lancaster Redevelopment Agency is assembling to create sites for job creation. The area has been over subdivided and now the Agency has to acquire parcels to create sites for new business.

2. This parcel is currently a drainage basin covered by a drainage easement. Acquisition by the Agency will allow us to acquire fee simple ownership of this parcel.

3. This parcel is needed for Yucca Street right-of-way.

Items 4 – 7 above

4. These properties need to be acquired for job creation in the North Valley Industrial Center. These properties also have delinquent assessment district payments that the Agency will assume to make the district current.

RESOLUTION NO. 08-05

RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The Agency hereby declares that the property is being acquired for purpose of acquisition for drainage basins and water tank sites.

PASSED, APPROVED, and ADOPTED this 26th day of April, 2005, by the following vote:

AYES: Agency Directors: Jeffra, Sileo, Visokey, Vice-Chairman Hearns, Chairman Roberts

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

Geri K. Bryan

GERI K. BRYAN, CMC
Agency Secretary
Lancaster Redevelopment Agency

APPROVED:

Frank C Roberts

FRANK C. ROBERTS
Chairman
Lancaster Redevelopment Agency

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
LANCASTER REDEVELOPMENT AGENCY

I, Shirley Mahoney, Assistant City Clerk Lancaster Redevelopment Agency, California, do hereby certify that this is a true and correct copy of the original Resolution No. 08-05, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT AGENCY, on this 27th day of April, 2005.

(seal)

Shirley Mahoney

Lancaster Redevelopment Agency
44933 North Fern Avenue, Lancaster, California 93534-2461
PH: 661-723-6000 FAX: 661-723-6210 www.econdev.cityoflancasterca.org

Frank C. Roberts
Chairman

Bishop Henry W. Hearns
Vice Chairman

Jim Jeffra
Director

Ed Sileo
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

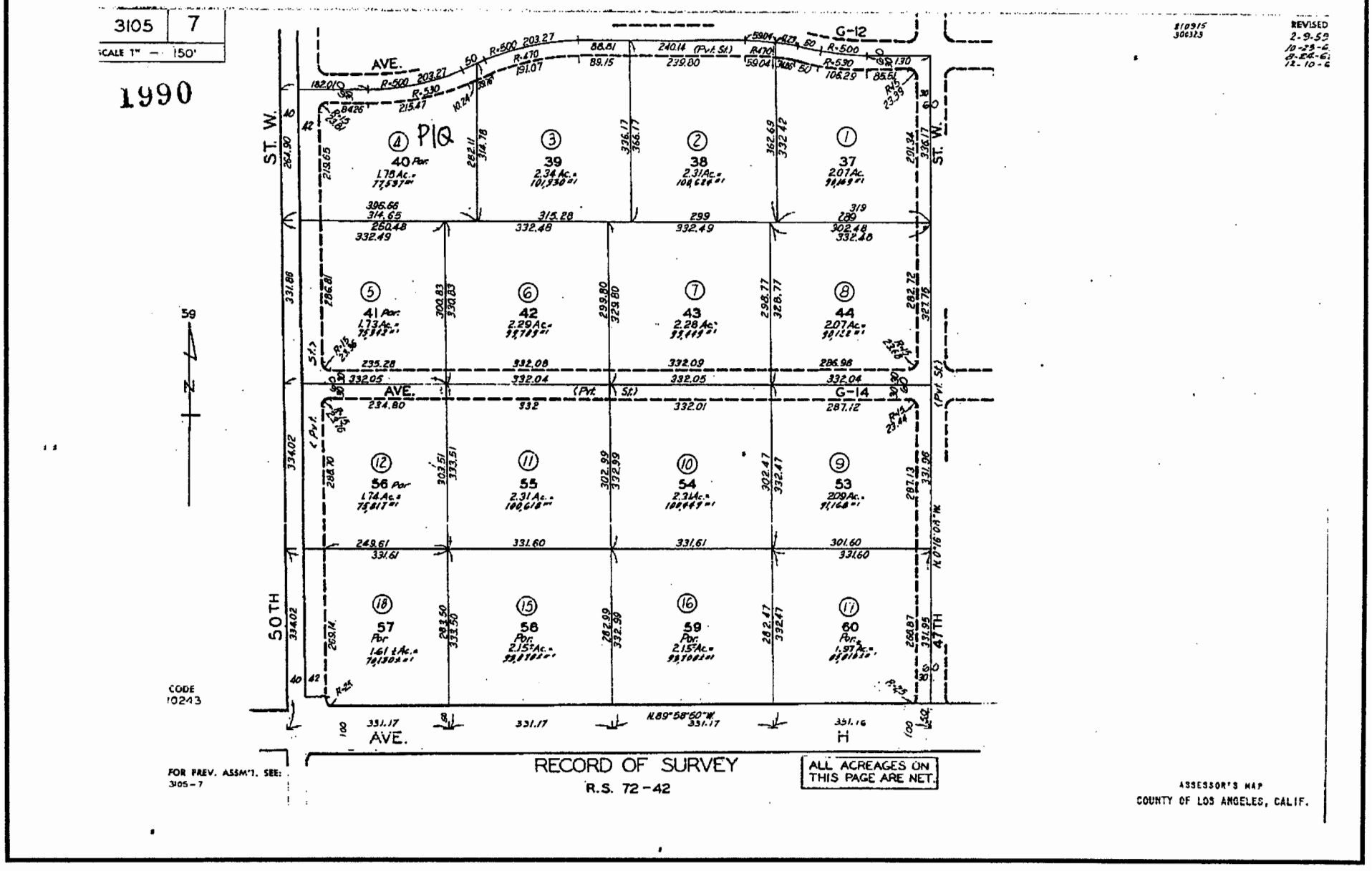
Lancaster Redevelopment Agency
Mission Statement

To attract new businesses and help existing enterprises as well as enhance the quality of life for Lancaster citizens by the development and retention of jobs, sponsorship of socially responsive programs, and creation of affordable housing in blight-free, safe neighborhoods.

Lancaster Redevelopment Agency
Redevelopment Programs

View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map | View Printing Instructions

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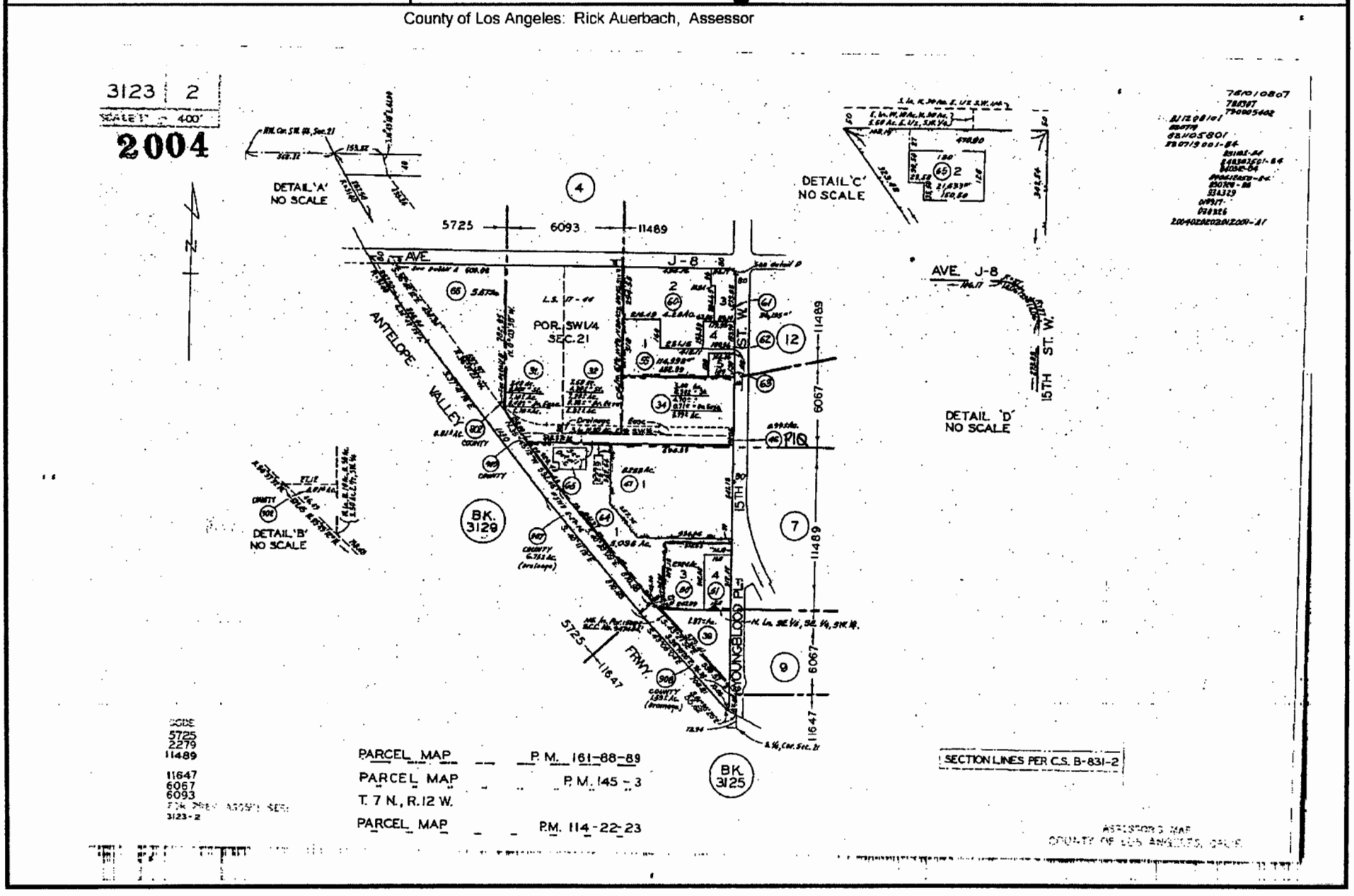

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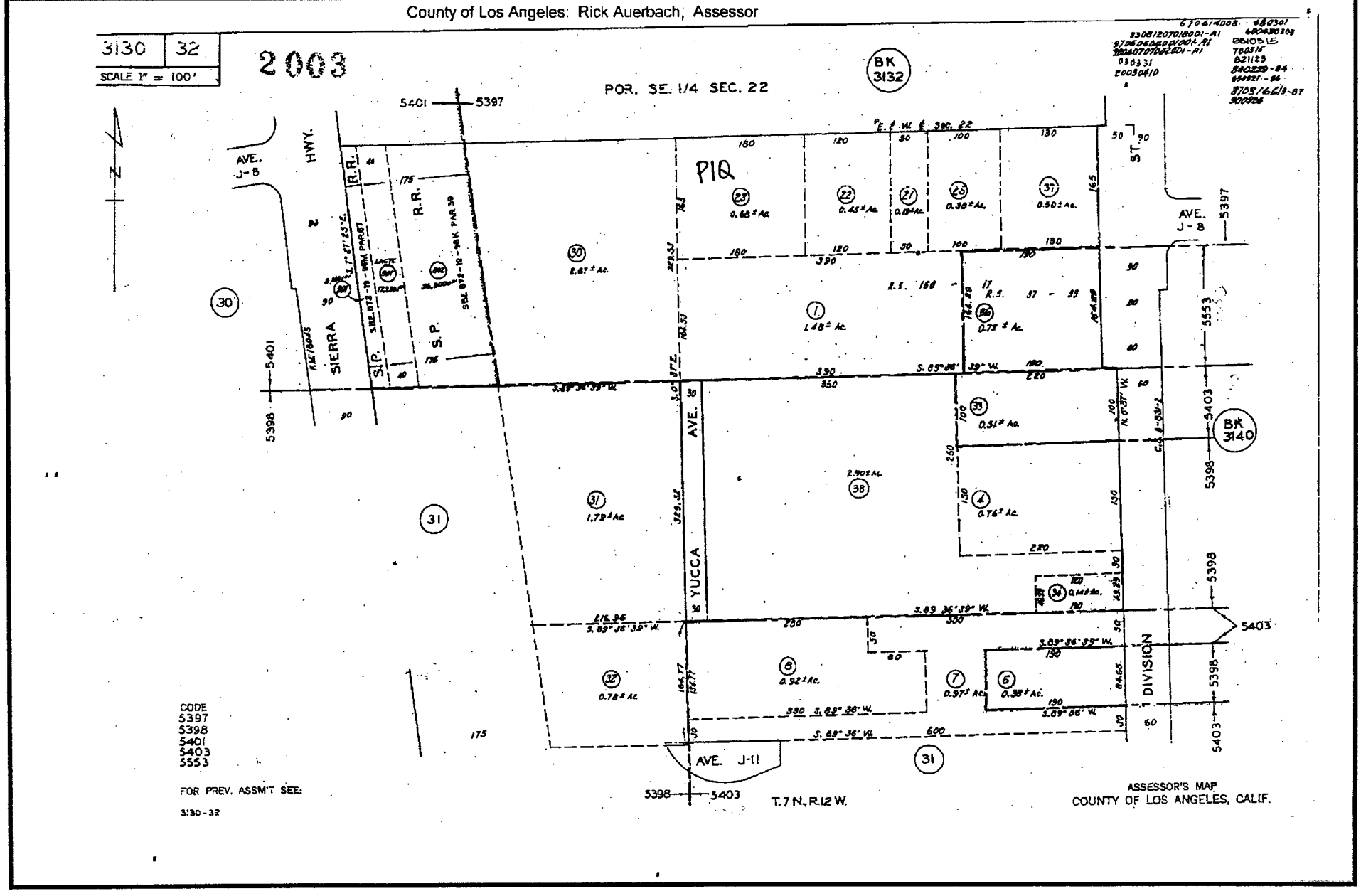
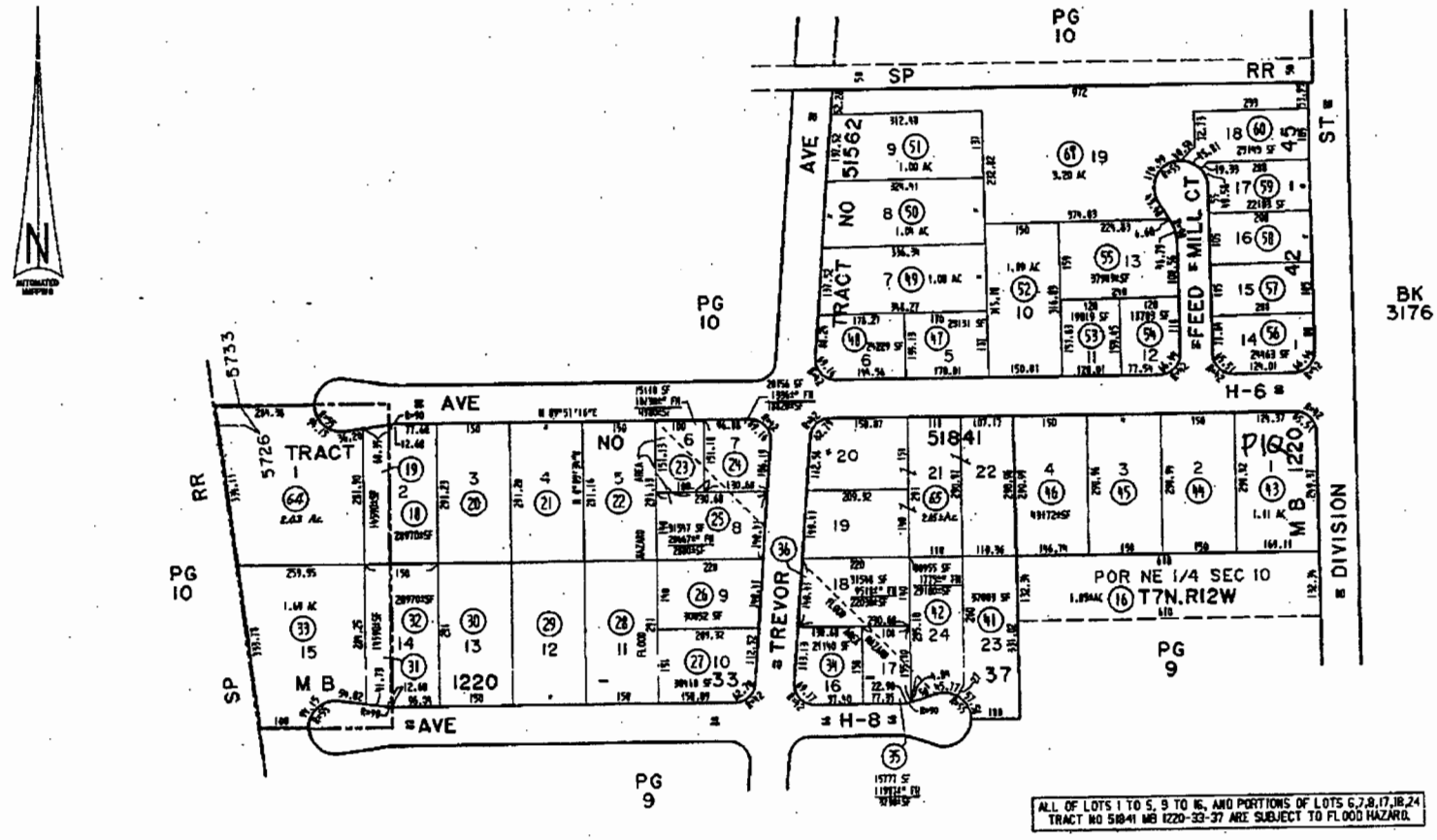


View Enlarged Map | View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3137	12	SCALE 1" = 200' P.A. 3137-10	TRA 5726 5733	OFFICE OF ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 1993	REVISED 3612310700300 1-AJ

2003



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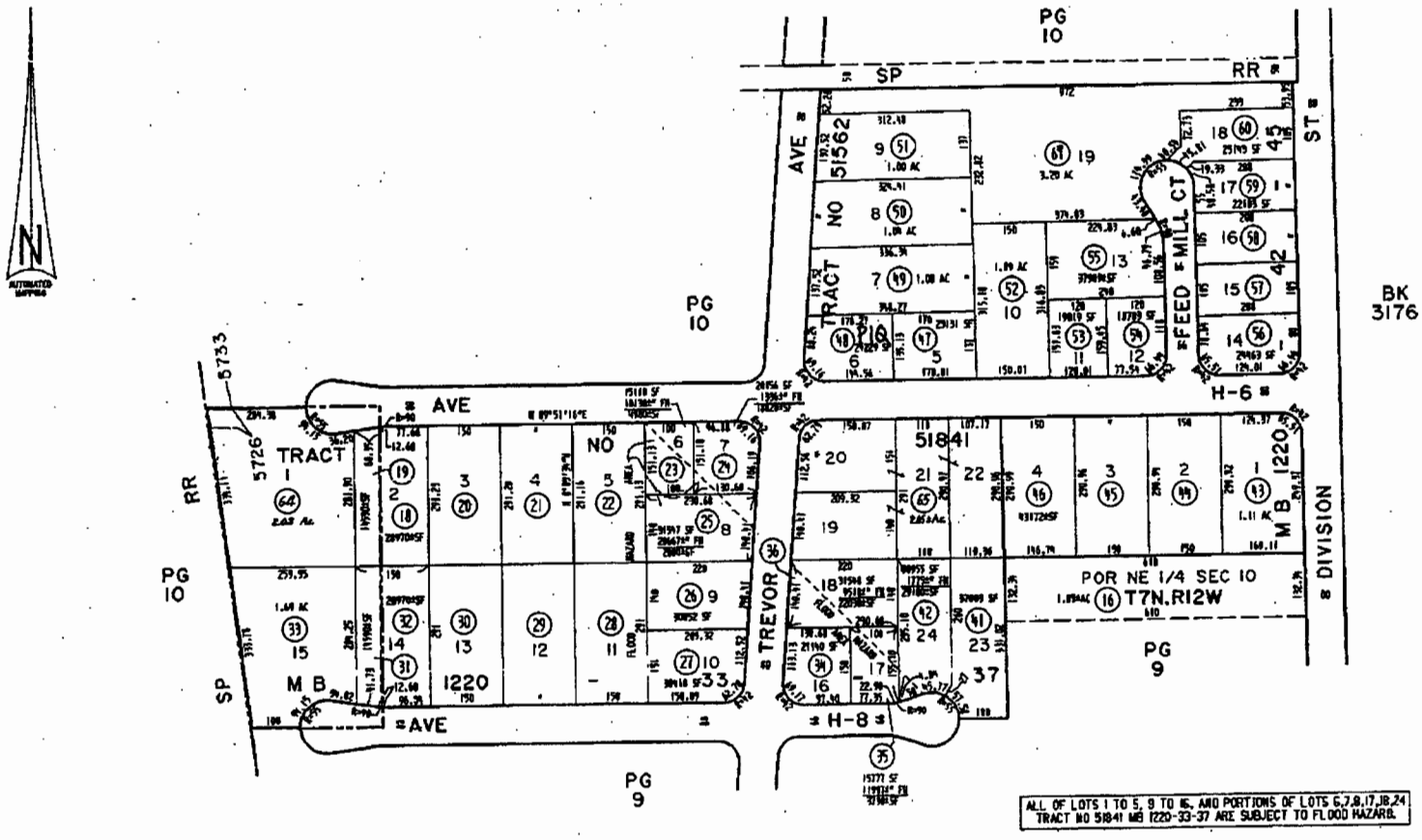
2003



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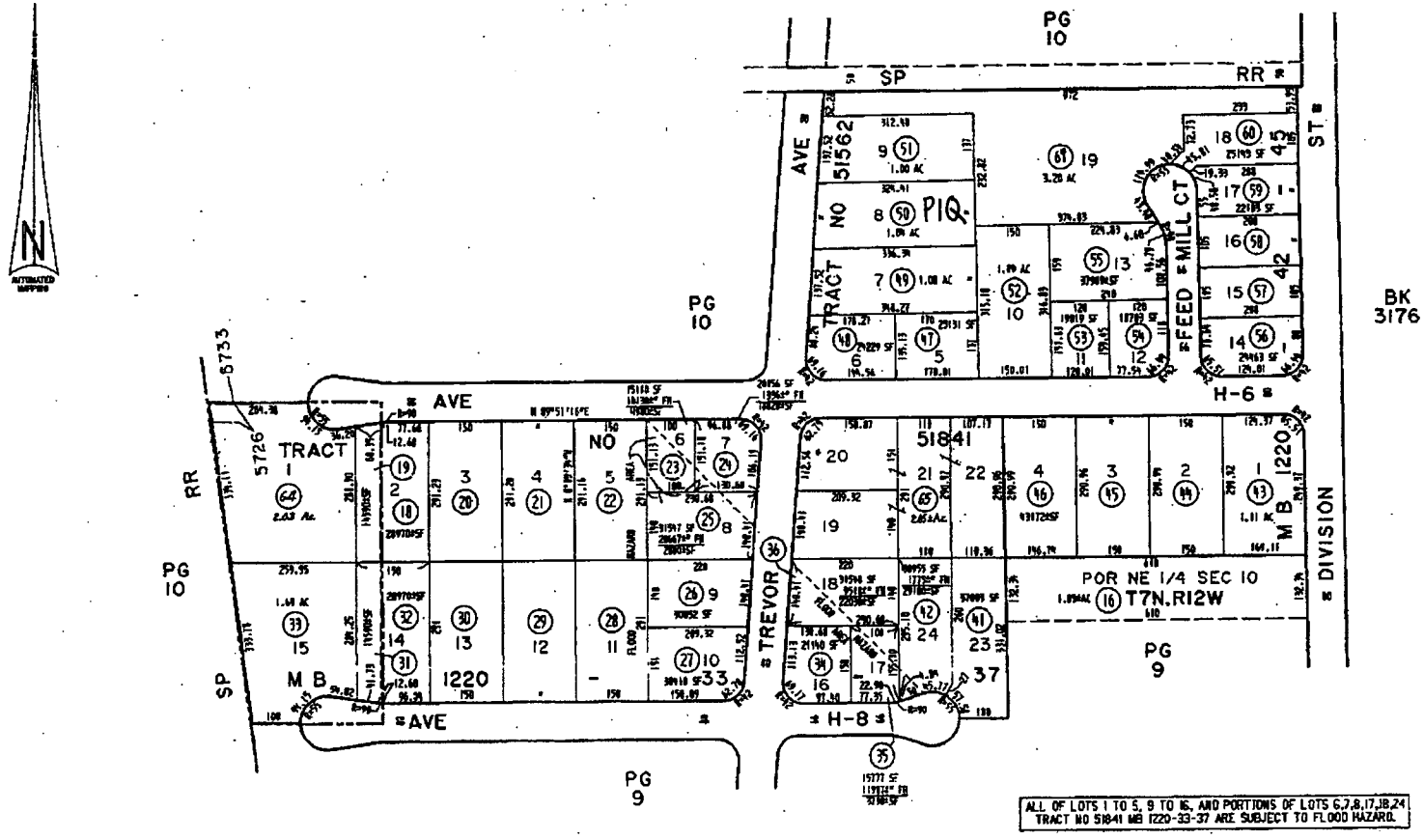

AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

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

Office of the 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:
LANCASTER REDEVELOPMENT AGENCY

Geri K. Bryan, CMC, City Clerk
(seal)

By _____
Robert S. LaSala
Executive Director

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chair of the Board of Supervisors

By_____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By_____
Mayor

(seal)

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

_____
Los Angeles County Tax Collector

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

By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2483

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LANCASTER	1998	3105-007-004	$ 9,459.00*	REDEVELOPMENT OF THE FOX FIELD INDUSTRIAL AREA FOR NEW BUSINESS AND JOB CREATION

LEGAL DESCRIPTION

RECORD OF SURVEY AS PER BK 72 PG 42 OF R S EX OF ST LOT 40

CITY OF LANCASTER	1998	3123-002-046	$ 1,467.00*	DRAINAGE EASEMENT

LEGAL DESCRIPTION

*LOT COM AT INTERSECTION OF N LINE OF P M 114-22-23 WITH W LINE OF 15TH ST W TH W ON SD N LINE TO E LINE OF W 10 ACS OF N 30 ACS OF S 50 ACS OF E 1/2 OF SW 1/4 OF SEC 21 T 7N R 12W TH N THEREON TO S LINE OF N 30 ACS OF E 1/2 OF SW 1/4 OF SD SEC TH E THEREON TO SD W LINE TH S THEREON TO BEG POR OF E 1/2 OF SW 1/4 O SEC 21 T 7N R 12W

CITY OF LANCASTER	1998	3130-032-023	$ 3,411.00*	REDEVELOPMENT OF THE FOX FIELD INDUSTRIAL AREA FOR NEW BUSINESS AND JOB CREATION ALSO RIGHT OF WAY PURPOSES

LEGAL DESCRIPTION

N 165 FT OF W 180 FT OF E 630 FT OF SE 1/4 OF SEC 22 T 7N R 12W

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

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2483

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LEGAL DESCRIPTION				
TR=51562 LOT 1				
CITY OF LANCASTER	1998	3137-012-048	$12,932.00*	REDEVELOPMENT NORTH VALLEY INDUSTRIAL CENTER
LEGAL DESCRIPTION				
TR=51562 LOT 6				
CITY OF LANCASTER	1998	3137-012-050	$22,548.00*	REDEVELOPMENT NORTH VALLEY INDUSTRIAL CENTER
LEGAL DESCRIPTION				
TR=51562 LOT 8				

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(Public/Taxing Agency)

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By_____
Principal Deputy County Counsel

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

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LANCASTER REDEVELOPMENT AGENCY

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(seal)

By
Robert S. LaSala
Executive Director

ATTEST:

Board of Supervisors
Los Angeles County

By_____
Clerk of the Board of Supervisors

By_____
Chair of the Board of Supervisors

By_____
Deputy
(seal)

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City of N/A

By_____
Mayor

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Los Angeles County Tax Collector

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